

PLANNING COMMISSION MINUTES
MAY 15, 1990

Present: Chairman Robert McKenzie, Mick Johnson, Dick Drescher, Berwyn Andrus ' Elaine McKay, Kathi Izatt, Cheryl Okubo; Les Foy, City Council Rep.; Jack Balling, City Engineer; Jon Reed Boothe, Planning Director

Excused: Mike Holmes

Invocation: Dick Drescher

Minutes of May 1, 1990 unanimously approved with the following addition to conditions of preliminary approval to the convenience store at 2193 So. Orchard Dr., 1112. Final plan to show proposed signs."

Home Occupations:

5-15-90.4A Kayle Shaw, Jr., DbA: Kayle's Custom Auto Window Tinting, 475 E. 1350 So.

Mr. Shaw stated this would be a part-time business with no more than 3 cars at one time. There is no noise, smell, dust or other type distraction to disturb his neighbors. All work will be done inside his garage.

Les Foy made a motion to approve the home occupation license with the stipulation that if there is any complaint he change the location of the operation, and with emphasis on all work to be done inside the garage ; seconded by Mick Johnson; voting was unanimous.

Subdivisions-Final:

5-15-90.8A The Smock Residence, Lot 5, 2845 So. Woodhollow Way (See lots 4, 5, & 6 Norm Dobson Subdivision Plat)

Cancelled.

Commercial Applications:

5-15-90.11A Tueller's Ink Addition, 365 No. 200 W., Preliminary & Final Site Plan
Approval, Ted & Craig Tueller

Mr. Boothe presented the site plan. A review was made by the City Engineer, and staff recommends preliminary and final approval subject to the following conditions (items to be completed before a building permit is issued):

1. storm Drainage. Plans must show the finished elevations, and the floor elevation must be set 12 inches above the parking area. Storm detention has been provided, however the finished grades must show drainage to the detention manhole, and the perimeter of the parking to be

curbed to prevent water from running onto neighboring properties;

2. Sidewalk Bond. A cash deposit of \$12.00 per front foot is required to guarantee the construction of the sidewalk and curb and gutter along the frontage of the property;

3. Building Code. The following items need to be corrected to comply with the Uniform Building Code;

- a. Exterior walls must be one-hour rated;
- b. Plumbing for barbershop needs to be clarified;
- c. Parapets are required on walls along property lines;
- d. Insulation around foundation wall must be shown;
- e. Fan is required in the restrooms;
- f. Mechanical equipment details must be supplied;
- g. Building must be accessible to handicapped, showing ramp details;
- h. Electrical service needs to be updated and separated from the storage sheds.

4. Landscaping. Landscaping to be approved by the City Planner, and a bond posted to guarantee landscaping as required by ordinance, which is 5% of the cost of the addition or \$5,000.00, whichever is greater.

Mr. Boothe stated that technically they do not need any more landscaping than that which is already there, however he would encourage them to move the landscaping that is next to the building now and plant it near the street on either side of the driveway. There was some concern about the delivery trucks getting in and out with a two foot berm that is proposed. Mr. Boothe felt that with just one tree and some grass it will not block anything, but the berm could be removed and the tree on the north could be shifted a little more to the north.

Cheryl Okubo made a motion to approve preliminary and final approval to the proposed addition as drawn subject to the conditions recommended by staff; seconded by Elaine McKay; voting was unanimous.

Miscellaneous:

5-15-90.12A Master Plan Review, Residential Development Report, Cheryl Okubo

In reading through the Residential Development section, it is noted that some predictions made twelve years ago were good and some were not. There are areas needing more work; e.g., some of the predicted pressures for uses in commercial areas have not materialized; more attention needs to be paid to preserving the natural environment during land development, with strengthening the open space, recreation resources, watershed, and necessary wildlife habitat in and around the community (strong emphasis in the foothill areas); foster, maintain and enhance community pride (preserving this will be an ongoing task); assuring a balance between maintaining the residential status and strengthening the tax base; the expansion of Pages Lane business district; evaluating the impact of the neighborhood/district zoning since its adoption in 1982 vs 1978; access to Forest Service ground; develop jogging and biking trails; gather reports,

past and present, and together with the Chamber of Commerce of Bountiful and City Council, offer support in the development of commercial activity in the city.

In summary, the majority of issues raised in 1978 in developing the Master Plan, and most predictions in the commercial and residential areas have been met.

It is recommended these items each be addressed and show what progress has been made in the last 12 years, and make recommendations for continuing the progress.

It is felt that a committee composed of longtime residents of each area could report on the progress made in their respective location to help rewrite this section of the Master Plan. (It was also felt the verbage needs to be changed.)

There will be an election of a new Chairperson and vice Chairperson on June 5, 1990.

DATE: May 15, 1990

TO: Planning Commission

FROM: City Engineer

SUBJECT: Review of Tueller's Ink Building Addition
371 North 200 West, Bountiful

I have made a review and recommend approval of this plan, subject to the following conditions:

1. Storm Drainage: The site plan does not show the finish site elevations, and from the notes it appears the building is below the street elevation. This is in a flood Zone B, which is sheet flooding to 12-inch depth. The plans must show the finish elevations and the floor elevation must be set 12 inches above the parking area.

Storm detention has been provided; however, the finish grades must show drainage to the detention manhole and the areas curbed to prevent water from running onto neighboring properties.

2. Sidewalk Bond. A cash deposit of \$12.00 per front foot is required to guarantee the construction of the sidewalk and curb and gutter along the frontage of the property.

3. Building Code. The plans have been reviewed and the following items must be corrected:

- a. Exterior walls must be one-hour-rated walls, Table 5-A, UBC.
- b. Plumbing for barbershop needs to be clarified.
- c. Parapets are required on walls along property lines. Sec. 1709(a), UBC.
- d. Insulation around foundation wall must be shown (R-11). Utah Energy Code.
- e. Fan is required in the restrooms. Sec. 705, UBC.
- f. Mechanical equipment details must be supplied.
- g. Building must be accessible to handicapped. Show ramp details. Table 33A, UBC.
- h. Electrical service needs to be updated and separated from the storage sheds.

4. The landscaping must be approved by the City Planner for compliance with the ordinance, and a landscape bond must be posted.